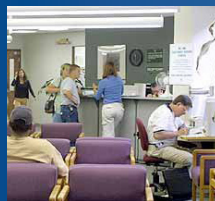




King County

King County Department of Development and Environmental Services



DDES Quarterly News

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Workshop for First-Time Residential Building Permit Applicants

DDES is offering a workshop to prospective building permit applicants and property owners who intend to build one or more single-family homes or do remodels in unincorporated King County in the coming year. The workshop will be held on March 26, 2009 from 9:00 a.m. until noon at the Master Builders facility in Bellevue, 335 – 116th Ave. S.E. (Driving directions are available on the DDES Web page.) The cost is \$20. The purpose of the workshop is to examine the various permit application review stations involved with single-family construction. DDES staff will also explain technical requirements, as well as project management strategies for smooth completion of the permit application review process.

This workshop provides an opportunity to:

- Learn about the residential permit process in lay terms;
- Learn about the various review stations within the King County process for residential permit application review; and
- Learn how to organize a proposed project and application materials in a way that takes a project through the permit application review phase quickly and efficiently.

Who should attend the Residential Building Permit Process workshop? Anyone who is planning to be, or is currently involved in residential construction, especially those individuals considering a one-time-only custom home or remodel in unincorporated King County.

Workshop agenda: The workshop will begin with opening remarks from DDES Director Stephanie Warden, followed by presentations on the following topics:

- DDES customer service tools and the DDES web site;
- DDES review stations and criteria;
- Critical areas and their relationship to building proposals;
- Health Department review processes;
- The building inspections process; and
- Green building program incentives.

Registration process: Registration is required, since space is limited. Individuals may register on-line via the DDES Web page at www.kingcounty.gov/ddes. Look under "Features". Registration will close when we reach capacity, so early registration is encouraged. The cost of the workshop is \$20. Customers may pay at the door, or mail payment no later than one week prior to the event to:

Cathy Ortiz
DDES Director's Office
900 Oakesdale Ave. SW
Renton, WA 98057
(206) 296-6704

Checks should be written to *King County Department of Finance*.

For more information or questions about this workshop, contact Paula Adams, DDES Public Information and Records Officer, at 206-296-6682 or e-mail paula.adams@kingcounty.gov.

Green Building and Built Green Certification: What to Know Before Starting a Residential Project

The Built Green program is a voluntary, residential program sponsored by the Master Builders Association of King and Snohomish Counties. Built Green helps architects and builders design and build homes that are more environmentally friendly to help protect natural resources and human health. The Built Green certification process is built around the following criteria:

- Energy Efficiency
- Indoor Air Quality
- Natural Resource Conservation
- Water Quality

King County's Department of Development and Environmental Services wants to help the building community as well as first-time permit applicants create and sustain Built Green® certified "green" buildings and developments. Through their GreenTools program, King County provides users with technical assistance, grants, hands-on training, and the information to find locally-produced, high-quality sustainable building materials and resources. These resources can help you better understand the benefits of green building, build a green home, and get Built Green certification. Before you break ground on your new home or remodel, consider building green and getting Built Green certification for your project.

Addressing the criteria below creates a healthier living environment and also adds value to a home. Here are just a few examples of how permit applicants, homebuilders and architects can address these criteria when building or remodeling a home:

Energy Efficiency

Energy efficient designs reduce monthly utility bills, and several options are available. To start, consider applying advanced framing and adding extra insulation. While these techniques cost more up-front, the extra costs are typically recouped over time with lower utility bills.

In addition, consider purchasing energy efficient appliances for your home. The long-term savings also offset any additional up-front costs associated with purchase. Look for appliances with Energy Star® or "Energy Guide" labels.

The kind of water heater you purchase and where it is placed can also make a big difference when it comes to saving energy. Locate your high efficiency water heater near the point of highest hot water use (this is typically the shower). Insulating the hot and cold water pipes within three feet of the tank to reduce "standby" heat loss is also an effective technique.

Indoor Air Quality

There are several well-tested options for reducing or eliminating toxins from the air inside a house. By doing so, you will create a home environment that is much healthier. For example, choose building materials and finishes (such as paints)

that are labeled "low" or "zero VOC." Many paint manufacturers offer durable, high-quality paints that are environmentally safe, in a broad range of colors and styles.

When it comes to choosing carpet, select low-pile carpet or carpeting and padding that is specially designed to attract fewer allergens. Natural fiber carpets are available in several styles and represent another good option. Homes can also be designed with fewer carpeted surfaces, with increased flooring area made from sustainably harvested wood or bamboo.

Finally, design your ventilation system to avoid potential indoor air quality problems. Balanced or slightly positive ventilation will prevent outdoor air pollutants from getting in, and will help prevent moisture from getting into building cavities.

Conserving Natural Resources

Selecting durable, environmentally friendly building materials can add value to your home, while also conserving precious natural resources. The market for these materials has grown in recent years, and many choices are available. Plastic lumber serves as a durable, low-maintenance alternative to solid wood for exterior uses such as decking, fences, retaining walls, docks and more. Insect-resistant and weather-resistant plastic lumber is a great choice for non-structural applications.

Use engineered wood to combine efficient, raw material with strength and durability. Available for wood I-beams and I-joists, wood roof and floor trusses, engineered wood is available in a variety of colors and can be nailed, screwed, sanded, and lathed, and is accepted by all major building codes.

Finally, fiber-cement siding, made from fiber-cement composites, is a resource efficient, low-maintenance choice when compared to wood or metal siding. With a long life span, many manufacturers of fiber-cement siding offer a 50-year warranty, which provides a tremendous benefit to the homeowner.

Water Quality

As the number of homes built throughout the Puget Sound region increases, it has become critical for project designs to consider water quality associated with site runoff. There are several steps which protect water quality during the project planning phase. Porous paving, which minimizes or eliminates impervious surfaces, helps stormwater runoff infiltrate the ground, which minimizes impacts to rivers, lakes, streams and Puget Sound. Rainwater can also be harvested right from your rooftop and other outdoor surfaces and stored in a cistern made from cement, stone or prefabricated metal, or any number of other materials.

Cont. on page 9

King County Structural Elevation Project Helps Rural Property Owners "Rise Above" Flood Dangers

Winter flooding has caused damage and destruction, once again, to many properties along the Snoqualmie River. This year, thanks to a federal grant obtained by King County, several property owners obtained permits to elevate structures within the floodplain and were spared significance damage.

The King County Structural Elevation Project was coordinated by Priscilla Kaufmann, Certified Floodplain Manager with the Department of Natural Resources and Parks' Water and Land Resources Division. Priscilla has coordinated the grant application process, worked closely with landowners to successfully secure grant funds, and partnered with DDES to help property owners secure building permits.

To date, the King County Structural Elevation Project is working to elevate eight homes and one agricultural barn at least one foot above the 100-year flood elevation in both the upper and lower Snoqualmie River system. These projects were funded, in part, by a Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance Program grant, which was awarded to King County in October 2007. The estimated project cost was \$667,000 of which \$500,250 was covered by the grant. In addition, the King County River Improvement Fund provided an additional \$100,000. As a result, the cost to property owners averaged around \$7,000. Two of the properties included in this grant were determined to be "substantially damaged" from the November 2006 flood event and qualified for Increased Cost of Compliance insurance, which provides up to \$30,000 to help elevate, relocate or demolish a structure that is subject to future flood risk. As of this date, four projects are complete, three are under construction, and two have just completed the permitting process and will begin construction shortly.

Property owners worked diligently and cooperatively with county staff and attended a public meeting held in the Snoqualmie Valley last fall to discuss the grant application requirements. "My entire experience with the permitting process was outstanding. In general, things went even better than I had expected," said Brian Tate, a property owner near Snoqualmie, whose residence was raised under this project. Tate was also instrumental in lending a helping hand to other applicants through e-mail contact and encouragement.

For additional information on the King County Elevation Project, contact Priscilla Kaufman in King County's Department of Natural Resources and Parks at 206-205-0598, or Joelyn Higgins, DDES Rural Permit Coordinator at 206-296-7159.



Before, during, and after pictures of a home in unincorporated King County that was elevated through the King County Home Elevation Program.



During the elevation construction process...



The finished home, elevated beyond the 100-year flood line.

DDES VALUES

Teamwork: We work together.

We establish clear objectives, respect differing views, and commit to cooperative problem solving.

Winter Storms, Power Outages Increase Home Fire Hazards Prevention Tips from the King County Fire Marshal

Be extra diligent during the winter months to prevent fires in your home. Although the effects from recent snow storms and floods are mostly gone, winter is far from over. Winter storms and their associated power outages can still occur. With this in mind, home fires can easily be prevented with a few basic precautions:

- Generally, keep a good distance between anything that can burn and anything that is hot.
- Space heaters should always have a minimum six inches clearance from any object.
- Baseboard and wall heaters should never have objects near or leaning against them.
- Space heaters should be plugged directly into an outlet. Do not use an extension cord, since it can easily overheat.
- Never use stoves or ovens as a means to heat a living space.
- Manage and dispose of cigarette and fireplace ashes with extreme care. They can maintain combustible heat for long periods of time, even if they appear cool on the surface. For cigarette ashes, the safest means of disposal is

placing them into a coffee can partially filled with water and stored outside. Fireplace ashes should be placed into metal cans stored away from homes and other combustible surfaces. Never place ashes into paper containers of any kind.

- Cooking fires are one of the greatest home hazards throughout the year. Keep an oven mitt and pan lid nearby when cooking. In case of a grease fire, simply put the lid on the pan while wearing the oven mitt to protect your hand and arm.

For more information on these recommendations, please contact King County Fire Marshal John Klopfenstein at 206-296-7071, or john.klopfenstein@kingcounty.gov.

In addition to being committed to public safety, DDES values the diversity in the greater Puget Sound area. The information above was recently translated into Chinese, Korean, Somali, Spanish and Russian and released to news outlets which print or broadcast in those languages. If you know of a non-English newspaper or radio station that is prominent in your community, please contact Paula Adams, DDES Public Information and Records Officer at 206-296-6682.

Partnering with Our Customers: New Inspection Program Increases Efficiency and Effectiveness for Land Use Applicants

Background: The Preferred Applicant Program offers Land Use Inspection customers, who agree to comply with established criteria throughout the construction phase, the assurance of the following level of service during the Punch List/Final Construction Approval phase of a project:

- Punch lists: Issued within 45 calendar days of a valid request;
- Re-inspections/No approvals: Issued within 21 calendar days of a valid request; and
- Final construction approvals: Issued within seven calendar days after completing all punch list items.

Program Goals and Requirements: DDES developed this program in collaboration with the Master Builders Association and the King County Departments of Transportation (KCDOT) and Natural Resources and Parks (DNRP). The program is designed to achieve several goals. These include: increased communication between DDES and construction crews throughout the construction phase; working through and concluding the punch list phase as quickly as possible; increasing the amount of time an inspector is physically present, ensuring that infrastructure is installed and constructed properly the first time; and eliminating the costs and time delays associated with corrections as ordered through the inspection process.

DDES will evaluate and grant Preferred Applicant status to applicants on a per project basis. In order to keep a project in the Preferred Applicant Program during the land use

inspection phase, customers must:

- Adhere to specific construction protocols;
- Adhere to strict Erosion and Sediment Control requirements;
- Employ an on-site Construction Manager, Project Engineer, Quality Assurance Engineer, and a Certified Erosion and Sediment Control Lead; and
- Carefully document that appropriate materials are used during construction.

How to Apply: Applicants who are interested in Land Use Inspections Preferred Applicant status for their project should review the eligibility criteria carefully. These can be found on the DDES Web site at: www.kingcounty.gov/property/permits. If you believe you meet the criteria for your project, complete the Preferred Applicant Program - Land Use Inspections Application, available on the same web site noted above. You may then submit your application to:

Steve Townsend, PE
Supervisor, Land Use Inspection Section
King County
Department of Development and Environmental Services
900 Oakesdale Avenue SW
Renton, WA 98057-5212.

For questions or more information about the Land Use Inspections Preferred Applicant Program, contact Steve Townsend at e-mail Steve.townsend@kingcounty.gov or call 206-296-7204.

Kudos! DDES Staff Partnering with School Districts

Congratulations to the following DDES staff who dedicated themselves to a difficult permitting project for the Federal Way School District, the new Valhalla Elementary School: Dave Sandstrom, Mark Steinkamp, David Ratte, Hou-Ching Chow, Dave Baugh, Nancy Hopkins, Todd Hurley, Bill Mudd, Priscilla

Lee, Janise Fessenden, Robert Eichelsdoerfer, Ramon Mariano, Ray Miller, Carol Rogers, Lisa Walker, and Joyce Kentfield. The DDES values of EXCELLENT SERVICE, TEAMWORK, COMMUNICATIONS and PARTNERSHIPS can truly contribute to quality of life in local communities!

FACILITY SERVICES



Mr. Jim Chan
Director of Building Services, KC DDES
900 Oakesdale Ave. SW
Renton, WA 98057-5212

Dear Mr. Chan:

On behalf of the Federal Way Public Schools I would like to extend my thanks to Dave Sandstrom and the entire team who worked on the New Valhalla Elementary School permit review. Their efficiency and thoughtfulness, as well as their open communication with our design team, allowed us to respond to questions and make changes that were meaningful in assisting with the process. I was impressed with the speed and professionalism that your staff demonstrated; our project timeline does not provide room for inefficiencies and your staff went above and beyond to help keep our goals within reach. We have begun construction and are hoping to open the new Valhalla for the start of school next fall. Without the diligence of your permit review team that schedule would be less feasible and we truly appreciate all that they have done. We look forward to continuing our work together in the future.

Sincerely,

Rod Leland

Facilities Director, Federal Way Public Schools

Partnership Between King County's Department of Development and Environmental Services, Alternative Dispute Resolution and Property Owner Paves Way for Tree House Permit Process and Environmental Stewardship



This tree house will be reviewed for compliance with construction codes thanks to a mediated agreement between DDES and the property owner.

Innovation and cooperation among DDES, a Fall City property owner and King County's Alternative Dispute Resolution has produced two agreements which allow the property owner to apply for permits for elaborate tree houses along the Ragging River. The tree houses are intended to serve as bed and breakfast facilities. This development proposal began as a code enforcement case early in 2008 when the tree houses were reported as being constructed without permits. The property owner appealed the code enforcement action to the King County Hearing Examiner.

However, the property owner ultimately suggested a mediated process to resolve the issue, rather than continue with

the appeal and the related code enforcement actions. King County Alternative Dispute Resolution mediated more than 20 hours among the parties and reached a Voluntary Compliance Agreement which outlined a permit review process for the tree houses. In addition, all parties signed a Mediation Agreement which asks the department to construct a more predictable process for permitting elaborate tree houses in the future.

When this code enforcement case was first opened, there was real tension between the county's obligation to enforce strict building and land use codes and the property owner's vision to provide bed and breakfast customers with a unique exposure to the natural environment. The Mediation Agreement allows DDES to assist this property owner, while still meeting departmental legal obligations to protect public health and safety. This is an excellent example of a code enforcement action with a positive outcome. Through the mediation process, DDES protected the integrity of the county code, the vision of the property owner, and also came to a solution before the code enforcement process was taken to its fullest potential. Reaching agreement before the code enforcement process is fully executed is always a top priority for DDES.

The property owner is currently in the process of applying for the required permits.

Information about the Alternative Dispute Resolution process can be found on-line at <http://www.kingcounty.gov/courts/adr/benefits.aspx>. For additional information about the proposed tree houses, please contact Paula Adams, DDES Public Information and Records Officer at 206-296-6682.

DDES Critical Areas Staff "Plug In" to a New Era of Travel



Bob Schlemmer of the DDES Critical Areas section plugging in a DDES vehicle converted to PHEV.

King County is committed to being a nationwide leader in the commercialization of Plug-In Hybrid Electric Vehicle (PHEV) technology. As a first step, the county is converting four existing Toyota Priuses to PHEVs as part of a joint research project

with Idaho National Labs and three other regional agencies: the City of Seattle, the Port of Seattle, and the Puget Sound Clean Air Agency. This research will collect valuable performance data that will lead to better electric vehicle technology—technology that will one day transform the automobile industry as we know it. The DDES Critical Areas Section has begun testing one of these four vehicles to assess their effectiveness for field work throughout unincorporated King County.

Plug-in hybrid electric vehicle (PHEV) technology has the potential to dramatically reduce harmful greenhouse gas emissions by moving vehicles away from gasoline and fossil fuels to cleaner alternative energy. DDES is proud to be among the agencies testing this valuable technology.

For additional information, please contact Pesha Klein, Interim Critical Areas Supervisor at 206-296-7274.

Enhancing Project Management at DDES Bringing Predictability to the Permit Process

The Project Manager Program is a component of the *DDES Permit Processing Initiative* and seeks to provide customers with an enhanced level of service. This process responds to staff and customer recommendations that the permit process should stress predictability for the customer and accountability for DDES review staff. Project managers, billed at the department's hourly rate, offer enhanced communication between DDES and the applicant. The project manager also keeps the review process on target for a specific budget (fees paid by the customer) and review time frame. These efficiencies can save applicants money in the long run.

Project managers are assigned projects with hourly fee components, requiring monitoring for accountability. The purpose of the project manager is to serve as a dependable, single point of contact and to facilitate communication between DDES and permit applicants. Additionally, project managers prepare fee quotes for the permit review process. They also are responsible for managing permit applications throughout the review process, and ensuring that review schedules remain in line with department and state performance standards. Finally, project managers monitor the hours billed at each review station and ensure, to the extent possible, that fee quotes are not exceeded.

Although project management has existed at DDES for several years, the department continuously works to improve internal operating systems and procedures so customers receive the maximum benefit in cost savings and permit processing efficiency. The following improvements are either in place

now, or will be by the end of the first quarter 2009:

"Permit at a Glance": This enhancement to the DDES Web site will allow customers to see the review stations working on their permit at any point in time, billing information associated with their permit, and also the staff contacts for each review station.

Historic Average Update: To date, DDES fee quotes have been based on three-year running averages. In the near future, DDES fee quotes will be based upon target estimates, which will typically be lower than the three year average. Very specific circumstances on the property in question will be required for these fee quotes to be exceeded.

Plain Language Billing Information: The DDES Finance section is currently developing plain language explanations that will be posted to the DDES Web site and will allow permit applicants to better interpret billing documents.

Post Card Notices: DDES has already substituted small post-cards for multiple sheets of paper for many types of customer notifications and is working to expand opportunities for post card use. This reduces costs associated with postage, as well as minimizes the cost and use of physical resources.

For additional information on the DDES Project Manager Program, please contact Jim Chan, DDES Building Services Division Director at 206-296-6740, or jim.chan@kingcounty.gov. Also see two separate Customer Information Bulletins on Project Management via the DDES Web site at: <http://www.kingcounty.gov/property/permits/publications/bulletins.aspx>.

Amnesty Program for Illegal Development (Effective Through April 1, 2009)

DDES is offering a temporary fee amnesty program whereby property owners with illegal construction or clearing and grading activity can retroactively engage the permit review process at DDES and still pay the standard permit fees. The program was activated on October 1, 2008 and runs through April 1, 2009. Title 27 of the King County Code authorizes DDES to double permit fees charged for construction, clearing or grading activity conducted without permits in the unincorporated area.

To be eligible for the program, the unpermitted activity must have occurred prior to October 1, 2008 and a complete permit application must be filed with DDES by April 1, 2009. Additional information can be found on the DDES Web site at <http://www.kingcounty.gov/property/permits.aspx>. Simply click on HOT TOPICS. Property owners can also contact Jarrod Lewis, DDES Permit Center Supervisor at 206-296-6713.

Recognition From Other Agencies

Congratulations to Pesha Klein, who was just recognized by the King Conservation District as the winner of the District's Special Service Award for 2008. The Conservations District's "Rock Awards" program spotlights individuals, programs and municipalities that have demonstrated service and leadership in conservation efforts with the district over the past year.

DDES VALUES

Communication: We strive to communicate effectively with our community, customers, and colleagues through listening, educating and sharing current information.

Respect: We treat our customers and colleagues with courtesy, professionalism and respect.

DDES Among First Responders in Assisting Rural Property Owners Assess Flood Damage

The January 2009 floods certainly created hardships and hazards for King County property owners, particularly those in the rural area. However, DDES staff immediately established emergency flood inspection protocols designed to help property owners quickly assess the damage on their property and start the recovery process.

To date, DDES staff from Building Inspections, Critical Areas and Site Development Services have conducted over 60 free emergency inspections relating to flood damage. DDES staff have consistently been on-site with a property owner within 24 hours of an inspection request to assess whether a structure was safe to inhabit and/or whether permits would be required to correct the damage. For minor repairs, permits have been issued over the counter at DDES offices in Renton. In circumstances involving major damage, the permit reviews are being expedited.

DDES has also coordinated closely with state and local transportation agencies, needing to repair roadways and right-of-ways quickly. The Site Development Services Section issued emergency authorizations to both King County Department of Transportation and Washington State Department of Transportation for required repairs, and then monitored sites closely during the repair/construction process. These are excellent examples of local governments working together to quickly rebuild infrastructure.

Finally, some emergency flood inspections were also conducted during off-hours, thanks to DDES' 24x7 Emergency Response Program. Under this program, property owners can call 1-888-437-4771 during weekends and off-hours if serious environmental or life/safety issues need to be addressed on private property.

Property owners who still need flood-related inspections should call 206-296-6630. DDES operates Monday - Thursday, 7 a.m. until 5 p.m. The department is closed on Fridays. For additional information on DDES emergency inspection protocols, please contact Bernard Moore, Building Inspections Supervisor at 206-296-6762 or bernard.moore@kingcounty.gov; or Doug Dobkins, Site Development Services Supervisor at 206-296-7087, or doug.dobkins@kingcounty.gov.

Customer Service Numbers

Director's Office

Director	
Stephanie Warden.....	206-296-6700
Deputy Director	
Joe Miles.....	206-296-7179
Public Information and Records Officer	
Paula Adams.....	206-296-6682
Human Resources Service Delivery Manager	
Lance King.....	206-296-6612
Human Resources Manager	
Kathy Graves.....	206-296-6725

Administrative Services Division

Finance Management Supervisor	
Elaine Gregory.....	206-296-7139
Information Systems Supervisor	
Tom McBroom.....	206-296-6706

Building Services Division

Division Director	
Jim Chan.....	206-296-6740
Permit Center Supervisor	
Jarrold Lewis.....	206-296-6713
Building Review	
Chris Ricketts.....	206-296-6750
Building Inspections Supervisor	
Bernard Moore.....	206-296-6762
Site Engineering and Planning Supervisor	
Mark Bergam.....	206-296-7270

Fire Marshal Division

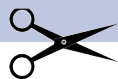
Fire Marshal	
John Klopfenstein.....	206-296-7071

Land Use Services Division

Division Director	
Randy Sandin.....	206-296-6778
Site Development Services Supervisor	
Doug Dobkins.....	206-296-7087
Engineering Review Supervisor	
Molly Johnson.....	206-296-7178
Current Planning Supervisor	
Steve Bottheim.....	206-296-7144
Critical Areas Supervisor	
Pesha Klein.....	206-296-7274
Land Use Inspections Supervisor	
Steve Townsend.....	206-296-7204
Code Enforcement Supervisor	
Deidre Andrus.....	206-296-6656

Customer Service Numbers

DDES Customer Information Line.....	206-296-6600
Permit Application Appointments.....	206-296-6797
DDES Billing Hotline.....	206-296-6659
DDES Records Center.....	206-296-6696
Code Enforcement	206-296-6680



Getting to Know DDES Employees

DDES Geologist Greg Wessel Curates Two Wall Gallery on Vashon



Greg Wessel, of the DDES Critical Aresa section, outside of Two Wall Gallery on Vashon Island.

Greg Wessel has two passions in life: geology and art. Greg has been a geologist with DDES since June of 1998, but also is a professional printmaker and has been doing linocut prints for the last ten years. (Linocut is a printmaking technique in

which a sheet of linoleum - sometimes mounted on a wooden block - is used for the relief surface. A design is cut into the linoleum surface with a sharp knife or chisel, with the raised areas representing a reversal - mirror image - of the parts that show printed.)

When he is not working for King County, Greg is also the curator of the Two Wall Gallery on Vashon Island, an informal gallery run by an association of people who organize the displays of art which change monthly. Greg has held this position for approximately a year. The Two Wall Gallery is near the main intersection in Vashon, between "Blooms and Things" and "The Heron's Nest." It is literally a hallway between the two establishments, thus its name.

As the DDES representative at King County's Vashon Community Service Center (in the courthouse), Greg is well known among property owners on Vashon. For Vashon residents who have met with Greg at the Vashon courthouse, seeing Greg at the Two Wall Gallery offers another opportunity to better understand the DDES permit process. Greg notes, "It has allowed me to humanize the face of DDES on Vashon in a way that I would have never anticipated."

Greg staffs the Vashon Community Service Center for DDES every Tuesday from 8 a.m. until noon. The Service Center is located at:

Vashon-Maury Island Community Service Center
@ Vashon Courthouse, in Courthouse Square
19021 Vashon Hwy. S.W.
Vashon, WA 98070

Driving directions to the Vashon Service Center are available on the DDES Web page at www.kingcounty.gov/property/permits. Look under ABOUT DDES and click on LOCATIONS. The Service Center phone number is: 206-296-4510. Greg Wessel's office phone at DDES in Renton is 206-296-7242.

Green Building, Continued (from page 2)

Once collected, this water can be used for non-potable purposes such as landscape irrigation or toilets. Low Impact Development (LID) is an innovative, ecosystem-based approach to development and stormwater management that limits surface water runoff and pollutants from a development site. By incorporating LID into a project, property value and the natural environment can each benefit.

For more information and assistance on Built Green certification, contact the Built Green program of King and Snohomish counties at www.builtgreen.net. To get additional technical assistance, visit King County's GreenTools program at www.greentools.us. DDES staff is also available to assist: Contact Cynthia Moffitt of DDES at 206-296-6792 or cynthia.moffitt@kingcounty.gov.

DDES VALUES

Fairness and Consistency:

We apply regulations policies and procedures in a predictable, clear and consistent manner for all citizens.

Electronic Plan Review – or eReview - at DDES

What is eReview? Electronic Review or “eReview” refers to a process where DDES accepts and reviews plan submittals electronically. eReview started as a pilot project with registered plans in October 2006, and DDES hopes to expand electronic review to other permit types. Participation is currently voluntary.

Electronic submission of plans is a generally accepted practice in the construction industry that saves customers hundreds of dollars in printing and storage costs and results in faster permit processing. DDES is pleased to use this technology to better serve our customers.

Do I need any special software to participate in eReview?

Plans need to be submitted to DDES in a pdf format. Many CAD programs have the option of saving the drawing as a pdf file. With the plans being submitted in this format, we can add comments and notes without changing the underlying drawing.

To be able to read our comments and notes, you will need Adobe reader. To view a pdf file, you first must have Adobe Acrobat Reader (the free plug-in software distributed by Adobe which lets you view pdf files) installed on your computer. You can easily get a copy of Adobe Acrobat Reader by visiting Adobe’s Web site at www.adobe.com and following the instructions.

What are the submittal requirements? There are specific submittal requirements regarding the electronic plans, naming of the pages, completing the required cover sheet, etc. Please refer to Electronic Submission Requirements for Residential Registered Plan Review, available on the DDES web site at <http://your.kingcounty.gov/ddes/forms>.

How do I get the required register cover sheet? The required register cover sheet is also available on the DDES Web site at <http://www.kingcounty.gov/property/permits/FAQ>. The cover sheet is new and you are asked to download, complete, and submit it with your electronic package. Only one cover sheet is required. Choose the cover sheet based on the size of your plans, either 18” x 24” or 24” x 36”. Note that AutoCAD software is required.

For additional information or comments about the DDES eReview process, please contact Chris Ricketts, Building Review Supervisor, at 206-296-6750.

2009 Comprehensive Plan Update

The King County Comprehensive Plan guides growth and development in the unincorporated areas of King County and sets county policy on such major issues as annexation, transportation, and environmental protection. Major amendments to this plan are allowed every four years – the last major amendment was in 2008 and the next major amendment will take place in 2012.

Each year, however, technical changes can be made to the plan. The 2009 Comprehensive Plan update proposes modifications to development codes and an update of the Regional Trails Needs Report. **No property-specific land use or zoning changes are proposed this year.**

The King County Shoreline Master Program is also being updated and is proposed as its own chapter within the new Comprehensive Plan. The 2009 proposed update is available for review at: <http://www.kingcounty.gov/environment/waterandland/shorelines/program-update/draft3-shoreline-master-program-plan.aspx>.

If you have questions about the plan or would like a copy of the proposed comprehensive plan amendments, please contact Paul Reitenbach, Comprehensive Plan Project Manager, at 206-296-6705, or e-mail: paul.reitenbach@kingcounty.gov.

If you have questions about the Shoreline Master Program update or would like a copy of the update document, please contact Harry Reinert, Project Manager, at 206-296-7132, or e-mail harry.reinert@kingcounty.gov.

DDES Seeks Assistance with Web Site Usability Testing

DDES is committed to a useful and customer-oriented web site and is looking for citizens who are interested in providing feedback on the effectiveness of the DDES Web site. If you would like to come to DDES offices for 1-2 hours later this year and assist with this effort, please contact Paula Adams, DDES Public Information and Records Officer, at 206-296-6682 or paula.adams@kingcounty.gov.

DDES VALUES

Fiscal Responsibility:

We balance the costs of accomplishing our vision, mission and values with available resources and revenue.

Technology and Science:

Effective technology and science-based practices support the department’s vision and mission.

Excellent Service:

We provide accessible and high-quality service to our community, customers and colleagues through accurate information and cost-effective and timely decisions.

Summary of the Proposed 2009 King County Comprehensive Plan Amendments is included in the table below:

Code (K.C.C.)	Description	Comments
Permit Extensions		
16.02.290	Until Dec. 31, 2009, third extension of building permit allowed if applicant states that financing to begin construction is not available.	As a result of current economic conditions, construction financing is difficult to obtain. These provisions will allow additional time for applicants with approved permits to obtain financing.
19A.12.020 19A.12.040	Preliminary approval of plats and short plats approved after Jan. 1, 2004 are valid for 84 months if applicant states that financing to begin construction is not available. Expires Dec. 31, 2009.	
20.20 (New Section)	Allows one year extension of CUP, variance, alteration exception, or reasonable use exception if applicant states that financing to begin construction is not available.	
27A.30	Allows extension of financial guarantee period if applicant states that financing to begin construction is not available.	
Lot Recognition Standards		
19A.08.070	Clarify when a road is “approved” for purposes of recognizing pre-1937 lots.	Under the current code, a pre-1937 lot with an approved road may be recognized as a legal lot, but the code provides no standards for “approved” roads.
Postcard Notice of Application		
20.18.050 20.20.030 20.20.060 20.20.090 20.36.060	Allows mailed notice of application to be made by postcard.	Will reduce costs of mailing. Information on the application will be made available on the DDES website.
Zoning Code (Title 21A) Definitions		
21A.06 (New Section)	<ul style="list-style-type: none">Off-road vehicle.	Used for purposes of new permitted use.



Summary of the Proposed 2009 King County Comprehensive Plan Amendments is included in the table below:

Code (K.C.C.)	Description	Comments
Zoning Code (Title 21A) (Cont.) Permitted Uses		
21A.08.040	<ul style="list-style-type: none"> Adds new permitted use for off-road vehicles and establishes conditions in different zones. Active recreation facilities in the RA zone limited to a size and scale to serve the rural area. Clarifies the application of SIC 7999 – Amusement and Recreation Services. 	<ul style="list-style-type: none"> There have been a number of complaints in the recent past about off-road vehicle use on rural parcels. Active recreation facilities allowed in parks in rural properties should be scaled to serve the rural community. The application of SIC 7999 under the zoning code has is confusing and difficult to interpret.
21A.08.0050	<ul style="list-style-type: none"> Social service agencies serving transitional or low-income housing located within one-quarter mile are allowed as a permitted use in the NB zone. Allow outdoor instruction as part of a specialized instruction school. 	<ul style="list-style-type: none"> Currently, in the NB zone, social service agencies are only allowed as a reuse of a surplus non-residential facility. Limited outdoor activities should be allowed as part of specialized instruction, e.g. collecting herbs for cooking.
21A.08.060	Off-street required parking for a social service agency located in the NB zone serving transitional or low-income housing located within one-quarter mile may be located off-site.	
Signs		
21A.20.060 21A.20.080	Clarifies when signs may be illuminated.	
Non-conforming Uses		
21A.32.045	If a non-conforming use has not been reestablished within twelve months after being destroyed or discontinued, there is a rebuttable presumption that the use has been abandoned.	Conform provisions on re-establishment of a non-conforming use to recent court decisions.
Shorelines (Title 25)		
Title 25	Amended and Recodified into Titles 20 and 21A.	Shoreline Master Program Update. See, http://your.kingcounty.gov/shorelines for additional information.

